



Promoting the wise use of land

**COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT**

**SUBDIVISION REVIEW BOARD**

<b>MEETING DATE</b> February 1, 2016	<b>CONTACT/PHONE</b> Stephanie Fuhs (805) 781-5721 sfuhs@co.slo.ca.us	<b>APPLICANT</b> Buckley Pacific, LLC	<b>FILE NO.</b> CO 13-0026 SUB2012-00043
<b>SUBJECT</b> A request for a <b>first time extension</b> by <b>BUCKLEY PACIFIC, LLC</b> for Tentative Parcel Map (CO13-0026) to subdivide an existing six acre parcel into four parcels of 1.3, 1.3, 1.6 and 1.9 acres each for the purpose of sale and/or development. The project will result in site disturbance as the parcels are developed. The proposed project is within the Commercial Service land use category and is located at 795 Buckley Road, approximately 0.40 miles west of Highway 227, approximately one mile south of the city limits of San Luis Obispo. The site is in the San Luis Obispo Sub-area of the San Luis Obispo planning area.			
<b>RECOMMENDED ACTION</b> Approve the <b>first time extension request</b> for Tentative Parcel Map CO 13-0026.			
<b>ENVIRONMENTAL DETERMINATION</b> The Subdivision Review Board adopted a Mitigated Negative Declaration when the parcel map was approved on December 2, 2013.			
<b>LAND USE CATEGORY</b> Commercial Service	<b>COMBINING DESIGNATION</b> Airport Review Area	<b>ASSESSOR PARCEL NUMBER</b> 076-063-003	<b>SUPERVISOR</b> DISTRICT(S): 3
<b>PLANNING AREA STANDARDS:</b> 22.108.020 – Areawide standards, 22.108.030 – Combining Designations, 22.108.050 – San Luis Obispo Urban Area Standards			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.090 – Subdivision design standards for the Commercial and Office land use categories			
<b>EXISTING USES:</b> Dry grain farming			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Public Facilities/San Luis Obispo County Regional Airport <i>East:</i> Industrial/Vacant <i>South:</i> Agriculture/Dry grain farming <i>West:</i> Commercial Service/Warehouses, offices			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> Tentative parcel map was originally referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, CalFire, ALUC, APCD, Cal Trans, City of San Luis Obispo			
<b>TOPOGRAPHY:</b> Gently sloping		<b>VEGETATION:</b> Dry grain production, riparian	
<b>PROPOSED SERVICES:</b> Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CalFire		<b>ACCEPTANCE DATE:</b> N/A	
<b>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING &amp; BUILDING AT:</b> COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242			

## **TIME EXTENSION REQUEST/PROJECT DESCRIPTION**

Tentative Parcel Map CO 13-0026 was approved by the Subdivision Review Board on December 2, 2013 and was set to expire on December 2, 2015. On November 25, 2015, the applicant requested the **first one year time extension**. If a time extension request is submitted prior to the expiration date, it remains valid until acted on by the decision making body.

Tentative Parcel Map CO 13-0026 is a request by Buckley Pacific, LLC to subdivide an existing six acre parcel into four parcels of 1.3, 1.3, 1.6 and 1.9 acres each for the purpose of sale and/or development. The project will result in site disturbance as the parcels are developed. The proposed project is within the Commercial Service land use category and is located at 795 Buckley Road, approximately 0.40 miles west of Highway 227, approximately one mile south of the city limits of San Luis Obispo. The site is in the San Luis Obispo Sub-area North of the San Luis Obispo planning area.

This tentative map is not yet ready to record. Additional time is necessary to comply with the conditions of approval. Time extensions for tentative maps are discretionary; however, they have historically been processed as an administrative action and placed on the consent agenda for notification purposes for both the Subdivision Review Board and the public.

## **DISCUSSION**

### **The Subdivision Map Act & Real Property Division Ordinance**

The Subdivision Map Act provides that a conditionally approved tentative map shall expire twenty-four (24) months after its conditional approval. With recent amendments, the Subdivision Map Act now allows up to six (6) one year discretionary time extensions (without legislative time extensions). The applicant must request each of the *discretionary* time extensions.

The Subdivision Map Act (Government Code Section 66410 et seq.) as amended by Senate Bill 1185, Assembly Bill 333, Assembly Bill 208 and Assembly Bill 116 currently allows time extensions to be granted to a maximum of thirteen (13) years past the initial approval period of two years for tentative parcel maps, if the tentative map qualifies for each of the state mandated extensions. Although Assembly Bill 116 is worded more broadly, applying to tentative maps "...approved on or after January 1, 2000..." tentative maps are eligible for this extension only if they were also approved prior to Assembly Bill 116's effective date, July 11, 2013. This tentative map was approved after the applicable time frames in all of the above Assembly and Senate Bills and is not eligible for any of the above legislative time extensions.

### **Staff Determination and Recommendation**

This time extension request has been reviewed by staff. It complies with The Subdivision Map Act and Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances.

After review of the tentative map, staff recommends to the Subdivision Review Board that the **first one year time extension** be granted to December 2, 2016, subject to the conditions of approval set by the Subdivision Review Board on December 2, 2013.

## **ATTACHMENTS**

Attachment 1 - Project Graphics

Attachment 2 - Notice of Final County Action, December 2, 2013